



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

June 7, 2016

SPECIAL MEETING

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Keith Fox	Member

Others Present:

Krista Linke	Director of Community Development
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order at 8:00 a.m.

Old Business:

None.

New Business:

Resolution 2016-20: Shell Building 2 Expenses

Rob Schafstall explained that RDC is trying to give Runnebohm assurance that if they start incurring expenses such as geo-technical survey, the phase one environmental, preliminary civil design, preliminary architectural design, pre-cast order cancellation fees, etc., they will be reimbursed by RDC. In order to do this legally, a resolution is needed to accomplish this. It is the \$100,000 resolution similar to what was done on the last project. Should the project be terminated, RDC could reimburse Runnebohm from these funds. BJ Deppe made a motion to read by title only. Richard Wertz seconded. Passed. There was a public hearing. Chris King from Runnebohm added that this will allow them to get started collecting site information, putting together preliminary design, getting the pre-cast order in, etc. Their goal is to have a firm project budget by the next regularly scheduled meeting for review and approval.

A motion to approve the resolution was made by Mr. Wertz with a second by Keith Fox. The motion to approve the resolution passed.

Resolution 2016-21: Authorizing an Offer to Purchase

Mr. Schafstall reminded that the four residences on Wayne Street (45, 49, 51 and 55 Wayne Street) are going to become a public parking lot. The City of Franklin is going to purchase these properties from the Bemis Group, but the RDC is going to pay for it. A resolution is required authorizing an offer to purchase real property and Mr. Schafstall set it up to authorize Mr. Heuchan, Krista Linke and Mr. Schafstall to

purchase singly or in combination the four parcels for a total price of \$253, 000 plus closing costs and related expenses. The ability to close is getting closer, but there is one additional appraisal ordered but not yet received. And there are two properties for which the deeds still have to be recorded. Mr. Deppe asked if there were separate appraisals for each of the four properties or one for all. Mr. Schafstall reported there were two appraisals on each parcel. Ms. Linke said she could forward copies of the appraisals to everyone if desired. Mr. Fox made a motion to approve. Mr. Deppe seconded. The motion passed.

Other Business

Public Comment and Announcements

There being no further business, the meeting was adjourned at 8:12 a.m.

Respectfully submitted this 21st day of June, 2016.

Bob Heuchan, President

BJ Deppe, Secretary